



**PLANNING COMMISSION:**

Mr. Sherman W. Litton, Chairman  
Mr. Jack R. Wilson, III, Vice-Chairman  
Mr. Russell J. Gulley  
Mr. F. Wayne Bass  
Mr. Daniel A. Gecker  
Mr. Kirkland A. Turner, Secretary to the Commission,  
Planning Director

**HISTORIC PRESERVATION COMMITTEE:**

Mrs. Mary Ellen Howe, Chairperson  
Mr. Jim Daniels, Vice-Chairman  
Mr. John V. Cogbill, III  
Mr. Bryan Walker  
Mr. G. M. "Skip" Wallace  
Mr. J. Carl Morris  
Mr. George Emerson

**ALSO PRESENT:**

Mr. Lane B. Ramsey, County Administrator,  
Administration  
Mr. Glenn E. Larson, Assistant Director, Plans and Information  
Branch, Planning Department  
Mr. Michael E. Tompkins, Assistant Director/Zoning Administrator,  
Development Review, Planning Department  
Ms. Beverly F. Rogers, Assistant Director, Zoning and  
Special Projects, Planning Department  
Mr. Robert V. Clay, Principal Planner, Zoning and  
Special Projects, Planning Department  
Ms. Jane Peterson, Principal Planner, Zoning and  
Special Projects, Planning Department  
Ms. Darla W. Orr, Principal Planner, Zoning and  
Special Projects, Planning Department

Ms. Teresa C. Davis, Administrative Secretary, Zoning and  
Special Projects, Planning Department  
Mr. Carl D. Schlaudt, Planning Administrator,  
Development Review, Planning Department  
Mr. Gregory E. Allen, Planning Administrator,  
Development Review, Planning Department  
Mr. Doug Mawby, Senior Planner, Development  
Review, Planning Department  
Mr. Jeffrey H. Lamson, Senior Planner, Development  
Review, Planning Department  
Ms. Barbara Fassett, Planning Administrator, Advance Planning  
and Research Branch, Planning Department  
Mr. James K. Bowling, Principal Planner, Advance Planning  
and Research Branch, Planning Department  
Mr. Steven F. Haasch, Senior Planner, Advance Planning and  
Research Branch, Planning Department  
Ms. Linda N. Lewis, Administrative Assistant, Administrative  
Branch, Planning Department  
Ms. Deanna D. Harkabus, Administrative Secretary,  
Administrative Branch, Planning Department  
Mr. David W. Robinson, Assistant County Attorney,  
County Attorney's Office  
Ms. Rebecca T. Dickson, Director,  
Budget and Management Department  
Mr. Allan M. Carmody, Budget Manager,  
Budget and Management Department  
Mr. R. John McCracken, Director,  
Transportation Department  
Mr. James R. Banks, Assistant Director,  
Transportation Department  
Mr. Stan B. Newcomb, Principal Engineer,  
Transportation Department  
Mr. Richard M. McElfish, Director,  
Environmental Engineering Department  
Mr. Scott Flanigan, Acting Water Quality Administrator,  
Environmental Engineering Department  
Mr. Douglas Pritchard, Jr., Engineering Supervisor,  
Environmental Engineering Department  
Mr. Randolph Phelps, Senior Engineer,  
Utilities Department  
Assistant Fire Marshal Steve Hall, Fire and Life Safety,  
Fire Department

Mr. Craig S. Bryant, Director,  
Utilities Department  
Ms. Cynthia Owens-Bailey, Director of Planning,  
School Administration  
Mr. John Frith, Audio/Visual Technician, General Services  
Department

**JOINT PLANNING COMMISSION AND HISTORIC PRESERVATION COMMITTEE PUBLIC HEARING.**

**A. INVOCATION.**

Mr. Wilson presented the invocation.

**B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.**

Mr. John V. Cogbill, III, led the Pledge of Allegiance to the Flag.

**C. REVIEW MEETING PROCEDURES.**

Mr. Turner reviewed the meeting procedures relating to the Planning Commission's and Historic Preservation Committee's consideration of historic landmark designations.

**D. HISTORIC LANDMARK DESIGNATIONS.**

**05HP0289:** In Bermuda Magisterial District, **KEITH COLE** requested historic landmark designation and amendment of the zoning district map for the **HOME ECONOMICS COTTAGE**. The Comprehensive Plan suggests the property is appropriate for mixed use (neighborhood office and single family residential uses from 1-1.5 units per acre). This request lies in a Residential (R-7) District on 0.37 acre and is known as 3909 West Hundred Road. Tax ID 790-655-8954 (Sheet 26).

Mr. Haasch presented the background information for Case 05HP0289 and staff's recommendation for approval of historic landmark designation.

No one came forward to represent the request.

Ms. Howe presented a brief history of the property and structure and opened the discussion for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

Ms. Howe closed the public comment and called for a vote from the Preservation Committee for Case 05HP0289.

On motion of Mr. Morris, seconded by Mr. Walker, the Preservation Committee resolved to recommend approval of historic landmark designation for Case 05HP0289, based on the following findings and subject to the following condition:

- A. The presence of one (1) or more distinguished buildings of high architectural quality and historic interest; and
- B. This designation will cause no significant adverse effect on future development of the County.

The designated site shall be as follows:

Home Economics Cottage Structure and Property located in the southeast quadrant of West Hundred Road and Petersburg Street. Tax ID 790-655-8954 (Sheet 26).

CONDITION

This designation shall not apply to any part of this property required for road improvements as determined by the Director of Transportation. (T)

AYES: Ms. Howe and Messrs. Daniels, Cogbill, Morris, Walker, Wallace and Emerson.

Mr. Litton, Chairman, called for a vote from the Planning Commission on Case 05HP0289.

On motion of Mr. Wilson, seconded by Mr. Bass, the Planning Commission resolved to recommend approval of historic landmark designation for Case 05HP0289, based on the following findings and subject to the following condition:

- A. The presence of one (1) or more distinguished buildings of high architectural quality and historic interest; and
- B. This designation will cause no significant adverse effect on future development of the County.

The designated site shall be as follows:

Home Economics Cottage Structure and Property located in the southeast quadrant of West Hundred Road and Petersburg Street. Tax ID 790-655-8954 (Sheet 26).

CONDITION

This designation shall not apply to any part of this property required for road improvements as determined by the Director of Transportation. (T)

AYES: Messrs. Litton, Wilson, Gulley, Bass and Gecker.

**05HP0301:** In Bermuda Magisterial District, **CRYSTAL MONROE** requested historic landmark designation and amendment of the zoning district map for the **POINT OF ROCKS HOUSE**. The Comprehensive Plan suggests the property is appropriate for residential use of 1.5 dwellings per acre or less. This request lies in an Agricultural (A) District on 10.0 acres and is known as 1011 Point of Rocks Road. Tax ID 820-641-8483 (Sheet 34).

Mr. Haasch presented the background information for Case 05HP0301 and staff's recommendation for approval of historic landmark designation.

No one came forward to represent the request.

Ms. Howe presented a brief history of the property and structure and opened the discussion for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

Ms. Howe closed the public comment and called for a vote from the Preservation Committee on Case 05HP0301.

On motion of Mr. Daniels, seconded by Mr. Emerson, the Preservation Committee resolved to recommend approval of historic landmark designation for Case 05HP0301, based on the following findings:

- A. The presence of one (1) or more distinguished buildings of high architectural quality and historic interest; and
- B. The presence of special historical or archeological interest relating to local, state or national history; and
- C. This designation will cause no significant adverse effect on the future development of the County.

The designated site shall be as follows:

Point of Rocks House Structure and Property located approximately 1,300 feet off the south line of Enon Church Road, measured from a point 1,000 feet east of Cobbs Point Drive. Tax ID 820-641-8483 (Sheet 34).

AYES: Ms. Howe and Messrs. Daniels, Cogbill, Morris, Walker, Wallace and Emerson.

Mr. Litton, Chairman, called for a vote from the Planning Commission on Case 05HP0301.

On motion of Mr. Wilson, seconded by Mr. Bass, the Planning Commission resolved to recommend approval of historic landmark designation for Case 05HP0301, based on the following findings:

- A. The presence of one (1) or more distinguished buildings of high architectural quality and historic interest; and

- B. The presence of special historical or archeological interest relating to local, state or national history; and
- C. This designation will cause no significant adverse effect on the future development of the County.

The designated site shall be as follows:

Point of Rocks House Structure and Property located approximately 1,300 feet off the south line of Enon Church Road, measured from a point 1,000 feet east of Cobbs Point Drive. Tax ID 820-641-8483 (Sheet 34).

AYES: Messrs. Litton, Wilson, Gulley, Bass and Gecker.

**E. ADJOURNMENT.**

There being no further business to come before this joint session, it was on motion of Mr. Morris, seconded by Daniels, that the meeting adjourned at approximately 7:10 p. m., with the Historic Preservation Committee members recessing to Room 203 in the Chesterfield County Government Center Administration Building for a scheduled committee meeting.

During the adjournment of the joint public hearing, the meeting was recessed at approximately 7:10 p. m. to allow preparations to continue the regular meeting to consider zoning and/or code amendment recommendations.

The Commission reconvened at approximately 7:15 p. m.

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Chairman/Date

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Secretary/Date